



**Planning Commission
Minutes of the January 15, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Planning Commission Chairman

Damian Bianca, CAPZO Present

Planning Commission Vice-Chair

Stephen Brooks, CAPZO Present

City Council Member

Michael Potter, CAPZO Present

Tim Cowles, CAPZO Present

Cynthia McCollum, CAPZO Present

Steve Ryder, CAPZO Present

Cameron Grounds, CAPZO Present

Lewie L. Bates, CAPZO Present

Troy Wesson, CAPZO Present

PLANNING STAFF PRESENT

Johnny Blizzard, AICP Senior Planner; Gary Chynoweth P.E., Director of Engineering; Ross Ivey, Assistant Planner

REGISTERED PUBLIC ATTENDEES

Carey Busbin, Jonathan McGee, Guillermina Brown, Jeff Mullins, Jane Pavis, Chuck Faulkner, John Stringer, David Slyman, Steve Simmons

ELECTION OF OFFICERS

Chairman Bianca opened the floor for nominations for Planning Commission Chairman.

Motion: Mr. Bates moved to nominate Mr. Bianca as Chairman. Mr. Cowles seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:

Chairman, Damian Bianca

Abstain

Vice-Chairman, Stephen Brooks

Aye

City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

Chairman Bianca opened the floor for nominations for Planning Commission Vice-Chairman.

Motion: Mr. Wesson moved to nominate Mr. Brooks as Vice-Chairman. Mr. Cowles seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:	
Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

APPROVAL OF THE MINUTES

Councilman Potter made a motion to approve the minutes for the December 18, 2014 Regular Planning Commission Meeting. Mr. Ryder seconded the motion.

Final Vote:	
Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Abstain
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Abstain
Troy Wesson	Aye
Tim Cowles	Abstain
Motion Carried	

PUBLIC COMMENTS

Chairman Bianca opened the floor to public comment.

There being no public comment, Chairman Bianca closed the floor to public comment.

OLD BUSINESS

There being no old business, Chairman Bianca proceeded with public hearings.

PUBLIC HEARINGS

Subdivision Plats

The Village at Oakland Springs – Layout Approval

Location: South of Huntsville-Browns Ferry Road & east of Bowers Road

Representative: Goodwyn, Mills, & Cawood

Applicant/Owner: Placemakers North America, LLC

Lots: 521

Acreage: 157.21

Staff Comments:

Mr. Blizzard informed the Planning Commission that the subject property is located south of Huntsville-Browns Ferry Road and east of Bowers Road. The subject property is zoned TND, Traditional Neighborhood District. Mr. Blizzard also stated that this was a new layout submittal as opposed to a previous layout that was approved by the Planning Commission in August of 2014 in which the applicant chose not to go through with signatures, but rather resubmit a new layout. The previous layout provided for 245 lots achieving 2.40 lots per acre and this new layout plan proposes 521 lots achieving 3.13 lots per acre. Mr. Blizzard finally informed the Planning Commission of three variances requested by the applicant:

1. Section 5-4-1 Minimum street right-of-way widths less than 50 feet. (Staff recommends approval as provided in cross-section submitted with the Layout Plan).
2. Section 5-4-2 Pavement widths less than 26 feet. (Staff recommends approval as provided in cross-section submitted with the Layout Plan).
3. Section 5-4-7(3) 35 foot radius at intersections. (Staff recommends approval).

**** Fire & Engineering gave their consent on each of the variances requested.**

Planning staff, and the Technical Review Committee recommend approval of the layout for Village at Oakland Springs with the contingencies noted in the staff report.

Public Comments:

There were no comments from the Public.

Commission Comments:

Councilman Potter asked staff when the culmination would come before the City Council. Gary Chynoweth informed him that it was up to the developer, and that there was no specific date.

Motion:

Mr. Bates moved to approve subject to the following staff comments:

Engineering Comments:

1. Modify Note 11, by adding phrase *"with City Council Approval"*

Fire Department Comments:

2. Note on sketch plat: If adverse conditions are uncovered during the review of the preliminary plat and construction plans, the Fire Chief may modify the preliminary plat and construction plan to the extent necessary to be in compliance with the International Fire Code, latest addition. (This note gives Fire Marshal protection to modify if needed)
3. Note on sketch plat: Water line must be looped when preliminary plat and construction plans are submitted that will increase the total number of lots to more than 51 lots.

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Brighton Park Subdivision Phase 3 – Final Plat Approval

Location: South and east of Hardiman Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 60 & 2 Common Areas

Acreage: 18.08 Acres

Applicants Request:

Jeff Mullins representing Mullins, LLC presented the request.

Staff Comments:

Mr. Blizzard informed the Planning Commission that the subject property is located south and east of Hardiman Road. The property is zoned R3A, Single-Family Residential. Mr. Blizzard also stated that the Planning Commission approved the Preliminary Plat for Brighton Park, Phase 3 in September of 2013. Planning staff and the Technical Review committee recommend approval of the final plat for Brighton Park Subdivision, Phase 3 with the contingencies noted in the staff report.

Public Comments:

There were no comments from the Public.

Commission Comments:

Chairman Bianca asked why there were performance bonds. Mr. Blizzard answered him that the performance bonds would guarantee that the city would have the money to complete the subdivision if something happened with the

developer. Councilman Potter asked if the common areas were to be used as detention Ponds. Mr. Jeff Mullins said they were to be used as detention ponds.

Motion:

Mr. Ryder moved to approve Brighton Park Subdivision Phase 3 subject to the following contingencies:

Planning Department Comments:

1. Sign Fee: 16 signs x \$150 = \$2,400.00
2. Submit a title opinion.
3. Submit a closure tape
4. Label easement at the rear of Lots 117 & 118
5. Signatures:
 1. Dedication
 2. Notaries Acknowledgement

Engineering Department Comments:

1. Submit performance bonds

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Arlington Park Subdivision Phase 3 – Certified Plat Approval

Location: South of Dublin Drive and west of Arlington Drive

Representative: Busbin Engineering & Surveying

Applicant/Owner: Alternate Properties, LLC & Cook's Properties, LLC

Lots: 5

Acreage: 4.73 Acres

Staff Comments:

Mr. Blizzard informed the Planning Commission that the subject property is located south of Dublin Drive and west of Arlington Drive. The subject properties are zoned B3, General Business. Mr. Blizzard stated that Lot 1 has an area of 1.83 acres and is occupied by Cook's Pest Control. Lot 2 has an area of 2.90 acres and is vacant. The applicant is requesting approval of a certified plat. The proposed subdivision would move the adjoining lot line to the south, increasing the size of Lot 1 to 2.78 acres. The purpose of this subdivision is to accommodate future expansion of the

Cook's Pest Control facility. Planning staff and the Technical Review Committee recommend approval of the certified plat for Arlington Park, Phase 3 with the conditions listed in the staff report.

Public Comments:

Jane Pavis, 180A West Dublin Drive, owns property next to the development and was concerned about tree removal and proper screening. Mr. Blizzard answered her concerns by stating that there are new screening and buffering requirements in the B3 District of the Zoning Ordinance put in place to resolve this issue. He also said that there must be an opaque buffer between her property and the subject property.

Commission Comments:

Vice-Chairman Brooks asked if the parking lot construction would generate a site plan. Mr. Blizzard informed him that it would require a site plan.

Motion:

Vice-Chairman Brooks moved to approve Arlington Park Subdivision Phase 3 subject to the following contingencies:

Planning Department Comments:

1. Signatures:
 1. Dedication
 2. Notaries Acknowledgement
 3. Surveyor

Engineering Department Comments:

1. Show platted and measured bearings and distances for easements running along old lot lines.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Sharp Subdivision – 3rd Addition

Location: East of Keith Circle & south of Brentwood Drive (east from Hartlex's Antique Mall)

Representative: Big Springs Land Surveying

Applicant/Owner: Terry & Kimberly Webb

Lots: 1

Acreage: 0.75 Acres

Staff Comments:

Mr. Blizzard informed the Planning Commission that the subject property is located east of Keith Circle and south of Brentwood Drive. It is also located east from the Hartlex Antique Mall. The subject property is zoned R1B, Low Density Residential. The subject properties are Lots 4&5 of Sharp Subdivision. The Planning Commission approved this subdivision in June of 1963. The applicant is requesting certified plat approval for Sharp Subdivision 3rd Addition with the purpose being the consolidation of lots 4 & 5 into one lot. Staff and the Technical Review Committee recommend approval of the certified plat for Sharp Subdivision 3rd Addition with the contingencies noted in the Staff Report.

Public Comments:

There were no comments from the Public.

Commission Comments:

Mr. Wesson asked if there was an easement that needed to be vacated between the two parcels. Mr. Blizzard informed him that there was not.

Motion:

Mr. Bates moved to approve Sharp Subdivision – 3rd Addition subject to the following contingencies:

Planning Department Comments:

1. Signatures:
 1. Dedication
 2. Notaries Acknowledgement
 3. Surveyor

Engineering Department Comments:

1. The base flood elevations as depicted on the Federal Insurance Rate Map (FIRM) must be shown on the plat.

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried


NEW BUSINESS

There was no new business.

ADJOURNMENT

With no new business to discuss, Chairman Bianca adjourned the meeting at 5:50 p.m.

Minutes Approved



Damian Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary